



# Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

603 424-3531

Fax 603 424-1408

[www.merrimacknh.gov](http://www.merrimacknh.gov)

## RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, AUGUST 17, 2021

**Planning Board members present:** Robert Best; Tom Koenig (Alternate Town Council Ex-Officio); Lynn Christensen & Alternate Nelson Disco

**Planning Board members absent:** Paul McLaughlin; Neil Anketell; Barbara Healey (Town Council Ex-Officio); & Jaimie von Schoen

**Staff present:** Tim Thompson, AICP, Community Development Director

### 1. Call to Order

*Robert Best called the meeting to order at 7:01 p.m., and designated Nelson Disco to sit for Neil Anketell.*

### 2. Planning & Zoning Administrator's Report

*The Board voted 4-0-0 to determine that the TC Boston Development site plan is not of regional impact, on a motion made by Lynn Christensen and seconded by Nelson Disco.*

3. **John Flatley Company (applicant/owner)** – Continued review of a Site Plan to construct a 120,000 sq.ft. warehouse/distribution building, per the requirements of the Flatley Mixed Use Conditional Use Permit. The parcel is located at 707 Daniel Webster Highway in the I-1 (Industrial) District and Aquifer Conservation area. Tax Map 6E, Lot 003-06. Case #PB2021-24. **This item is continued from the June 15, and July 20, 2021 Planning Board meetings.**

*At the applicant's request, the Board voted 3-0-1 to continue the public hearing to September 7, on a motion made by Lynn Christensen and seconded by Nelson Disco. Robert Best abstained.*

4. **John Flatley Company (applicant/owner)** – Continued review of a Site Plan to construct an internal access road per the requirements of the Flatley Mixed Use Conditional Use Permit. The parcels are located at 645, 673, 685, and 703 Daniel Webster Highway in the I-1 (Industrial) District and Aquifer Conservation area. Tax Map 6E, Lots 003-01, 003-03-05. Case #PB2021-29. **This item is continued from the July 20, 2021 Planning Board meeting.**

*At the applicant's request, the Board voted 3-0-1 to continue the public hearing to September 7, on a motion made by Lynn Christensen and seconded by Nelson Disco. Robert Best abstained.*

5. **L & F Realty Trust (applicants/owners)** – Continued review for acceptance and consideration of a Site Plan amendment to modify site lighting and add additional pavement and related improvements. The parcel is located at 396 Daniel Webster Highway in the C-2 (General Commercial), R-4 (Residential), Aquifer Conservation, and Elderly Housing Overlay Districts. Tax

Map 4D-3, Lot 032. Case #PB2021-26. **This item is continued from the July 7, 2021 Planning Board meeting.**

***At the applicant's request, the Board voted 4-0-0 to continue the application acceptance and public hearing to September 21, on a motion made by Nelson Disco and seconded by Lynn Christensen.***

6. **Jeff Greenaway (applicant) and Jeff Greenaway & Erica Crawford (owners)** - Review for consideration of a Conditional Use Permit to construct a detached Accessory Dwelling Unit. The parcel is located at 130 Bedford Road in the R-1 (Residential, by soils) and Aquifer Conservation Districts. Tax Map 6C, Lot 326. Case #PB2021-31.

*Applicant Jeff Greenaway, 130 Bedford Road, presented the application.*

*There was no public comment.*

***The Board voted 4-0-0 to grant conditional final approval on a motion made by Nelson Disco and seconded by Lynn Christensen.***

7. **Henry Clay Drive, LLC (applicant/owner)** - Review for consideration of an amendment to a previous approved Site Plan regarding the expansion of an existing crematorium, construction of a two-story office building and associated site improvements. The parcel is located at 10 Henry Clay Drive in the I-1 (Industrial) District. Tax Map 2D, Lot 041-13. Case #PB2021-33.

*Applicant was represented by: Chris Guida, Fieldstone Land Consultants.*

*There was no public comment.*

***The Board voted 4-0-0 to grant conditional final approval, on a motion made by Lynn Christensen and seconded by Nelson Disco.***

8. **TC Boston Development, Inc. (applicant) and Rykel Company, Inc. (owner)** - Review for acceptance and consideration of a Site Plan to construct a 323,750 s.f. warehouse/distribution facility & associated site improvements. The parcel is located at 50 Robert Milligan Parkway in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 2D, Lot 078. Case #PB2021-32.

*Applicant was represented by: Austin Turner, Bohler Engineering and Elisha Long, Trammell Crowe.*

***The Board voted 4-0-0 to accept the application as complete, on a motion made by Lynn Christensen and seconded by Nelson Disco.***

*There was no public comment.*

***The Board voted 4-0-0 to continue the public hearing to September 7, on a motion made by Lynn Christensen and seconded by Nelson Disco.***

9. **Discussion/possible action regarding other items of concern**

*Discussion only.*

**10. Approval of Minutes — August 3, 2021**

*The Board voted 3-0-1 to approve the minutes of August 3, 2021 as submitted, on a motion made by Lynn Christensen and seconded by Nelson Disco. Tom Koenig abstained.*

**11. Adjourn**

*The Board voted 4-0-0 to adjourn at 7:57 p.m. on a motion made by Lynn Christensen and seconded by Nelson Disco.*